



£375,000

Guide Price  
Ponders Road, Fordham

Guide Price: £375,000 - £400,000.

A charming three-bedroom semi-detached home, ideally situated in the sought-after village of Fordham. Perfectly positioned close to reputable schools, local amenities, and excellent transport links, this property offers the perfect blend of village tranquility and modern convenience.

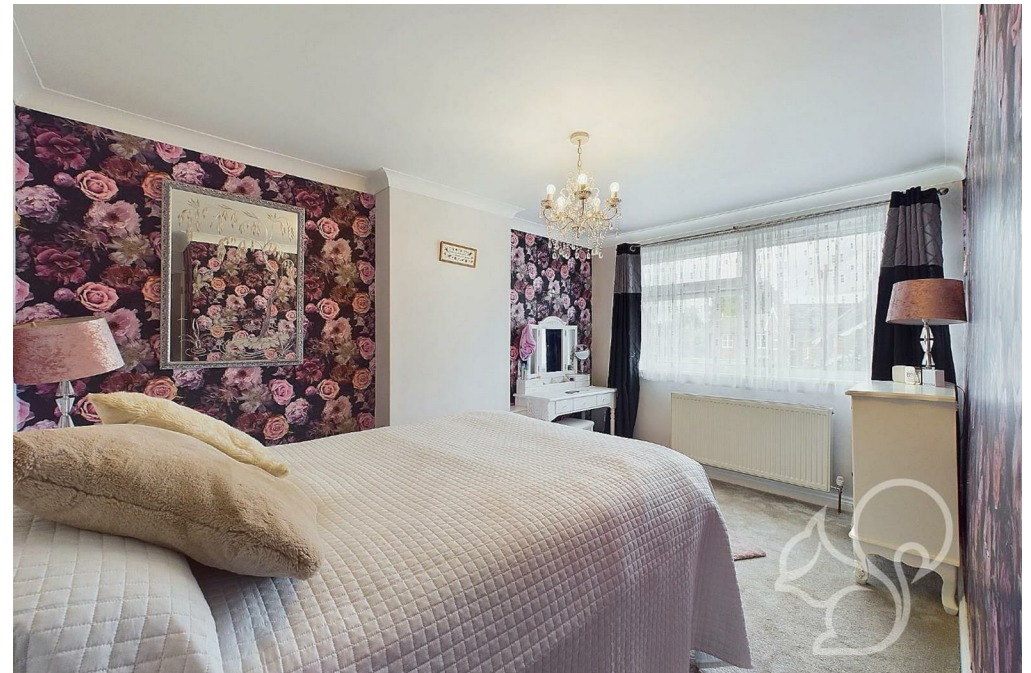
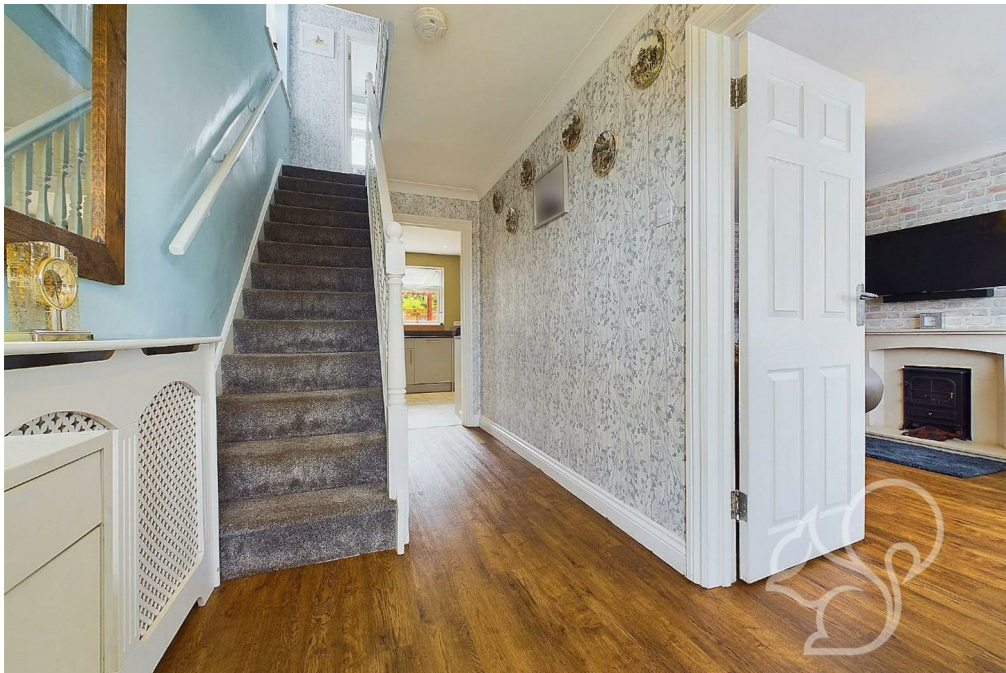
The ground floor features a welcoming hallway that leads to a spacious lounge, perfect for relaxing or entertaining. The recently renovated modern kitchen diner is equipped with integrated appliances and boasts French doors that open out to the rear garden, creating a seamless indoor-outdoor living space.

Upstairs, the landing provides access to all first-floor rooms. The master bedroom is a generous double with ample space for storage, while the second bedroom is another spacious double, perfect for guests or family. The third bedroom is a cozy single, ideal as a child's room, home office, or nursery. The well-appointed family bathroom serves all three bedrooms.

Outside, the property boasts an extended patio area, a raised section fitted with artificial lawn and a pond, and a further patio area offering side access to the front. The large front driveway provides ample off-road parking for multiple vehicles. There is also a garage.



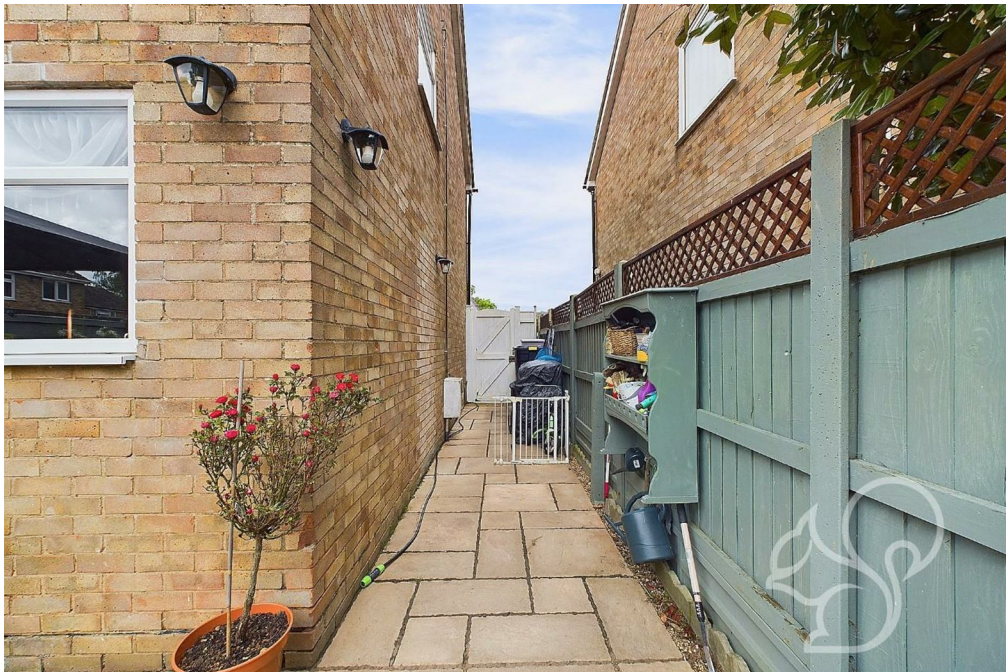












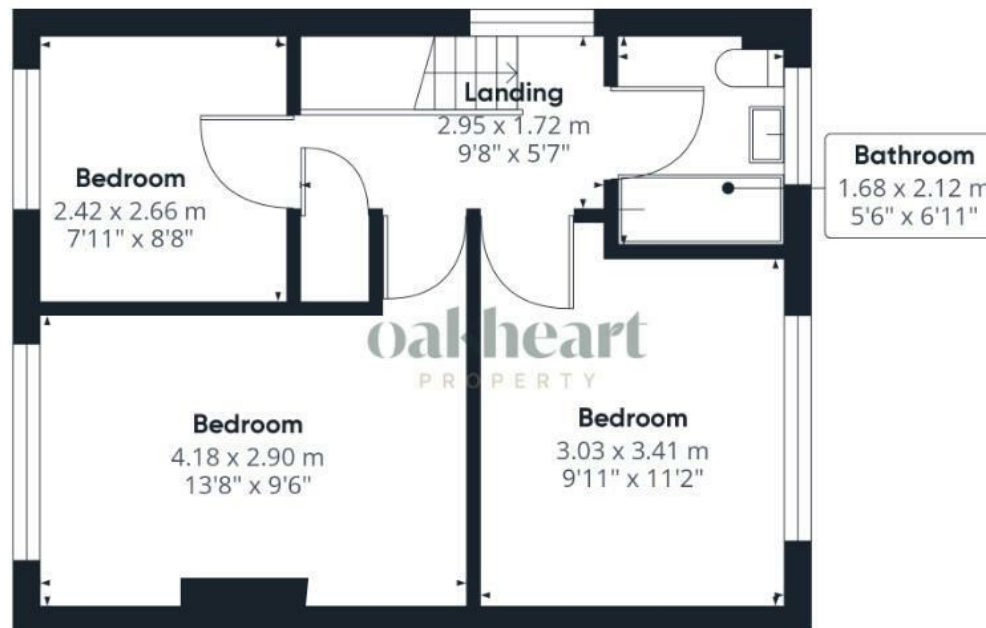




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Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
78.29 m<sup>2</sup>  
842.69 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360


Local Authority:  
Colchester

Tenure:  
Freehold

Council Tax Band:  
C



## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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